

Sale Closing Costs

Sale Price		\$18,310,001.00
Buyer Broker Premium	5.00%	\$915,500.05
Total to be Paid by the Buyer		\$19,225,501.05
<hr/>		
Total Number of Properties		13
Title Fees (Estimate)	\$7.500	\$97,500.00
Sale Legal Fees (Estimate)	\$10.000	\$130,000.00
Transfer Taxes (NY State)	0.00%	\$0.00
Transfer Taxes (NYC)	0.000%	\$0.00
Class 1 Claims - RE Taxes (as of 1/25/22)	\$59,039.87	
Class 1 Claims - Open Water (as of 1/25/22)*	\$18,717.98	
Class 1 Claims - Violations (as of 1/25/22)	\$54,559.18	
Class 3 Claims	\$0.00	
Class 4 Claims - Vendors	\$0.00	
Class 5 Claims	\$0.00	
Professional Fees (Estim.) - Backenroth Frankel & Krinsky	\$360,519.00	
Professional Fees (Estim.) - Abrams Fensterman	\$356,919.52	
Professional Fees (Estim.) - Robinson Brog	\$77,951.61	
BK Manager Fee (TBD)	\$300,000.00	
US Trustee Fees (1.00%)	\$192,255.01	
Other Closing Costs (Estim.)	\$50,000.00	
Total Closing Costs		\$1,697,462.17
REMAINING CASH		\$16,612,538.83

*Water balance includes past due balance and balance due

Exhibit A

*Total Loans
Subject Loans*

14
7

	Legal Fees	
	Total Amount	Amount Based on # of Loans
Backenroth Frankel & Krinsky	\$721,038.00	\$360,519.00
Abrams Fensterman	\$713,839.03	\$356,919.52
Robinson Brog	\$155,903.22	\$77,951.61
Total	\$1,590,780.25	\$795,390.13

as of 1/25/2022
 Includes the contracts work too
 as of 1/25/22

Include buyer premium as well

Excluding buyer premium